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AGENDA
Lincoln County Board of Commissioners Meeting
Monday, November 7, 2022
6:30 PM

James Warren Citizens Center
115 W. Main Street
Lincolnton, NC 28092

Call to Order – Vice-Chairman Sigmon

Moment of Silence

Pledge of Allegiance

1. Adoption of the Agenda
2. Consent Agenda
 - a. Approval of Minutes – [October 17, 2022](#)
 - b. [GPO #9](#)
 - c. [GPO #10](#)
 - d. [BOA #4](#)
 - e. [BOA #5](#)
 - f. [VTS Refunds](#)
 - g. [Request for Approval to Retain Outside Counsel for Riverbend Project](#)
 - h. [2023 Meeting Schedule](#)
3. Zoning Public Hearings – Jeremiah Combs/Andrew Bryant

The Lincoln County Board of Commissioners and Planning Board will hold a joint meeting and public hearings on the following legislative cases:

[PD #2022-3 Taylor Morrison Homes, applicant](#) (Parcel ID# 50191, 71279, and 51877) A request to rezone 30.91 acres from R-T (Transitional Residential) to PD-R (Planned Development-Residential) to permit a subdivision with up to 55 single-family detached homes. The property is located at the end of Creek Park Drive west of N. Little Egypt Road in Catawba Springs Township.

[PD #2022-4 Pace Development Group, applicant](#) (Parcel ID# 51877, 02664, and 02482) A request to rezone 113.27 acres from R-T (Transitional Residential) to PD-R (Planned Development-Residential) to permit a subdivision with up to 199 single-family detached homes. The property is located on the west side of N. Little Egypt Road at the intersection with Optimist Club Road in Catawba Springs Township.

[PD #2022-5 Garden Street Communities Southeast, LLC, applicant](#) (Parcel ID# 00702, 26955, and 27330) A request to rezone 158.78 acres from R-T (Transitional Residential) and R-SF (Residential Single Family) to PD-R (Planned Development-Residential) to permit a subdivision with up to 148 single-family detached homes. The property is located on the west side of Salem Church Road about 1700 feet south of the intersection with Keever Dairy Farm Road in Ironton Township.

[PD #2022-6 Garden Street Communities Southeast, LLC, applicant](#) (Parcel ID# 26849, 71497, and 26816) A request to rezone 159.5 acres from R-S (Residential Suburban) and PD-R CU (Planned Development Residential Conditional Use) to PD-R (Planned Development-Residential) to permit a subdivision with up to 150 single-family detached homes. The property is located on the north side of N.C. 150 at the intersection with Shuford Road in Ironton Township

[ZMA #705 Timothy and Marian Dellinger, applicant](#) (Parcel ID# 90501) A request to rezone 13.005 acres from R-SF (Residential-Single Family) to R-S (Residential Suburban) to allow the construction of duplexes as a residential use type on the property. The subject property is located on the north side of Webbs Road at its intersection with Burton Lane in Catawba Springs Township.

[UDO #2022-3 Lincoln County Planning and Inspections, applicant](#) A request to amend Section 2.4.5 & Section 2.4.6 & Section 2.4.7 to revise the Dimensional Standards, to amend Section 2.4.9.A., Section 2.4.9.B. & Section 2.4.9.E. to standardize Dimensional Standards for residential uses in Planned Development Districts, and to amend Section 5.6.1.A. to provide for a reduction in the required minimum lot size for Family Subdivisions.

[UDO #2022-4 Lincoln County Planning and Inspections, applicant](#) A request to amend Section 4.2.3 to remove the requirement that a Two-Family House be designed to appear as a single-family detached home in accordance with State law, Section 8.5 Remove reference to Adequate Public Facilities Committee, Section 9.8.7.F.3 to apply the Level of Service standard to all accesses and streets, Section 9.20.10 to clarify the process of claiming a Common Law Vested Right, Section 9.6.9.F to assign to authority of granting waivers to Subdivision Standards to the Board of Commissioners, Section 9.6.9.G to remove the option to send a Preliminary Plat back to the Planning Board for additional consideration, Section 10.5.2 to reference the provisions of state law that allow for the modernization of a billboard to a digital display if the billboard is permitted by NCDOT, Update assorted references to Condition Use Permits to Special Use permits throughout the ordinance.

4. Public Comments
5. [Purchase Agreement for Property Located at 357 N. Generals Blvd](#) – Megan Gilbert
6. [Finance Officer's Report](#)
7. Other Business

Adjourn